

**FAUQUIER COUNTY
PURCHASE OF DEVELOPMENT RIGHTS COMMITTEE
MEETING**

November 22, 2005

8:30 AM

Fauquier County Extension Office, 24 Pelham Street, Warrenton, VA 20186

MINUTES

Board Members Present:

John Schied, Chairman
Ike Broaddus, Vice Chairman
Leslie Grayson
Don Huffman
Roger Martella

Others Present:

Ray Pickering, Agricultural Development Officer
Scottie Heffner, PDR Program Assistant
Erika Richardson, Land Conservation Coordinator, Piedmont Environmental Council

NOTE: Those remaining in attendance after the site visit to Still Waters Farm were John Schied, Ike Broaddus, Leslie Grayson, Ray Pickering, and Scottie Heffner.

1. Call to Order
 - a. Chairman Schied called the meeting to order at 8:30.
2. Review of John D. Nissley's Stillwaters Farm, L.L.C. application and property information
 - a. Information was reviewed on the property location and attributes. This property appears to be an ideal applicant due to several factors:
 - i. This is a successful working dairy farm.
 - ii. The three parcels total 740 acres, making this the largest prospective easement in the PDR Program in terms of acreage.
 - iii. The applicant does not wish to retain any additional building rights.
 - b. Details on the possibility of a co-holding agreement with Piedmont Environmental Council was reviewed.
3. Site Visit to Stillwaters Farm, L.L.C.
 - a. All Committee members visited the site to meet with Mr. Nissley and to evaluate the property.
4. Scoring
 - a. Committee members scored the property according to the weighted ranking system. This property scored 97%, making it a "highly recommended" application.

5. Discussion

- a. A quorum of the PDR Committee discussed and agreed that the following stipulations should be met in connection with this easement:
 - i. An understanding that the property is not subject to or under consideration for any other conservation easement.
 - ii. The total funds that Still Waters Farm, LLC will receive will not exceed the current amount authorized by the County (\$30,000 per development right).
 - iii. The County Attorney will review all documents and is comfortable with the co-holding agreement with Piedmont Environmental Council (PEC) and the Deed of Easement being drafted by PEC and NRCS.
 - iv. The County reserves the right to enforcement apart from PEC.

6. Next Meeting Date

- a. The next meeting date will be Tuesday, December 13, 2005.

7. Adjourn

- a. There being no further business, the meeting was adjourned at 11:30.